

SHOPPING CENTRE PROPERTY / CLASS A1

Unit S3a, 5 Campbell-Savours Way Washington Square , Workington CA14 3DU

**LET****Rent: On application****Ground Floor Area**

2,737 Sq ft / 254 Sq M

Viewing Strictly through the sole letting agent.**Barker Proudlove**

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Subject to vacant possession**Location:**

Washington Square Shopping Centre dominates the prime retail offering in Workington town centre and provides approximately 263,000 sq ft of open pedestrianised retail space with 60 retail units.

Key retailers including Next, Home Bargains, Poundland, River Island and New Look.

The centre also benefits from a 427 space multi-storey car park.

Demise:	Sq Ft	Sq M
Ground Floor	2,737	254.28
First Floor	1,165	108.23

Rent:

On Application

Tenure:

The unit is available by way of new 10 year effectively full repairing and insuring lease subject to 5 year upward only rent reviews.

Business Rates:

The premises currently has a rateable value of £33,250. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2021 stands at approximately £3,486.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

May 2021

Subject to Contract

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Workington



50 metres

Experian Goad Plan Created: 19/05/2021
Created By: Barker Proudlove Ltd